

mtc 57874

State of Oregon, County of Klamath
Recorded 11/20/2002 10:55a m.
Vol M02, Pg 67196-97
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

Den R. Ballen & Sharon Park
918 Washburn Way
Klamath Falls OR 97603

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

warranty deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Citi Finance

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Ballen & Park

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$ 41,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Same as above

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

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7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

Ø

26m

KNOW ALL MEN BY THESE PRESENTS, That CITIFINANCIAL, INC.

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Don Ray Ballew, Trustee of the Don Ray Ballew Trust, dated April 12, 2001, as to an undivided 50% interest, and Sharon L. Parks, Trustee of the Sharon L. Parks Trust dated June 10, 1996, as to an undivided 50% interest

hereinafter called grantees, and unto grantees's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The South 70 feet of Lots 612 and 613, Block 128, MILLS ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(If space insufficient, continue description on reverse side)

To Have and to Hold the same unto the said grantees and grantees's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantees and grantees's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 41,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19 day of November, 19 2002, if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

BY:

CITIFINANCIAL, INC.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

STATE OF MARYLAND, County of Baltimore

November 18, 2002

Personally appeared Lydon Effinger and Brad Wachsner, who, being duly sworn,

each for himself and not one for the other, did say that the former is the Vice President and that the latter is the Assistant Secretary of Citifinancial, Inc.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires 10-1-05

Before me:
Notary Public for Oregon
My commission expires 10-1-05

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 10-1-05

W. E. K. BITZ
Notary Public
Baltimore County
Of the State of Maryland
Commission Expires Oct 1, 2005

CITIFINANCIAL, INC.

GRANTOR'S NAME AND ADDRESS

Don Ray Ballew and Sharon L. Parks
918 Washburn Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Don Ray Ballew and Sharon L. Parks
9202 St. Andrews Circle
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Don Ray Ballew and Sharon L. Parks
918 Washburn Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/real/volume No. _____ on page _____ of as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE